

AFTER RECORDING RETURN TO:
ACCENT REAL ESTATE SERVICES
2400 S 57TH ST.
TEMPLE, TX 76504

MANAGEMENT CERTIFICATE FOR
GOODNIGHT RANCH
a Texas nonprofit property owners' association, and of
GOODNIGHT RANCH HOMEOWNES ASSOCIATION
a subdivision in Bell County, Texas
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS §
COUNTY OF BELL §

1. Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the, a subdivision in Bell County, Texas, according to the map or plat of record in Document 2022030963 & 2022030956, the Plat Records of Bell County, Texas;;

2. Name of Subdivision:
GOODNIGHT RANCH

3. Recording Data for Dedication of Subdivision:

Dedication is filed as Document #2022030963 & 2022030956, Official Public Records of Real Property of Bell County, Texas

4. Recording Data for Certificate of Formation:

Certificate of Formation filed:

(a) with the Secretary of State, filing number 805030272

(b) with the Bell County Clerk's Office, as Document # Official Public Records of Real Property of Bell County, Texas

5. Recording Data for ByLaws:

Document #2024005022, Official Public Records of Real Property of Bell County, Texas

6. Recording Data for Restrictive Covenants:

Document #2024004693, Official Public Records of Real Property of Bell County, Texas

7. Recording Data for Declaration of Covenants, Conditions and Restrictions of Goodnight Ranch Homeowners Association Inc, a nonprofit property owners' association, and of Goodnight Ranch Phase 14 a subdivision in Bell County, Texas:

Document #2024005022, Official Public Records of Real Property of Bell County, Texas

8. Recording Data for Records Production and Copying Policy of Goodnight Ranch Homeowners Association Inc, a Texas nonprofit property owners' association:

Document #2024004693, Official Public Records of Real Property of Bell County, Texas

9. Recording Data for Document Retention Policy of Goodnight Ranch Homeowners Association Inc, a Texas nonprofit property owners' association:

Document #2024004693, Official Public Records of Real Property of Bell County, Texas

10. Recording Data for Guidelines for Alternative Payment Plans of Goodnight Ranch Homeowners Association Inc, a Texas nonprofit property owners' association:

Document #2024004693, Official Public Records of Real Property of Bell County, Texas

11. Recording Data Policy for Manual of Goodnight Ranch Homeowners Association Inc, a Texas nonprofit property owners' association:

Document #2024004693, Official Public Records of Real Property of Bell County, Texas

12. Website For Association Documents and dedicatory instruments available at:

<https://www.accent4rent.com/goodnight-ranch-hoa>

13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

ATTN: BILL JONES
c/o Accent Real Estate Services
2400 S 57th Street
Temple, Texas 76504
Telephone: (254) 773-0900
Facsimile: (254) 773-1299
Email: hoamanager@accentres.com

a Texas non-profit property owners' association

By: _____

Bill Jones

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BELL

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This instrument was acknowledged and signed before me on November 6, 2024,
by Bill Jones, in his capacity as manager/ broker of Goodnight Ranch HOA, a Texas nonprofit
property owners association, on behalf of said property owners' association.



Kelly Lawrence

Notary Public



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2024051321

As
CERTIFICATE

Recorded On: November 19, 2024

Parties: GOODNIGHT RANCH HOMEOWNES ASSOCIATION

To GOODNIGHT RANCH

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024051321
Receipt Number: 434705
Recorded Date/Time: 11/19/2024 2:35:35 PM
User / Station: fosterk - BCCCD0735

Record and Return To:

ACCENT REAL ESTATE
2400 S. 57TH STREET
TEMPLE, TX 76504



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk